

LANCASTER COUNTY PLANNING COMMISSION

AGENDA

for Regular Meeting

DATE: 24 May 2004 TIME: 4:00 p.m.

PLACE: 44 North Christian Street, Suite 300, Lancaster, Pennsylvania

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests**

** Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 10 May 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

***** *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

1. Requests for Waivers:

- a. **Sketch Plan**, Joshua L. Stoltzfus, Little Britain Township, Section 310.01.D Impervious Area Separation Distance Requirements, (*Withdrawn By Applicant*)

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

- a. **#03-18**, David Buckwalter, East Petersburg Borough, 90-day Extension of Time, (*Recommended for Approval*)

3. Unconditional Preliminary Plan Approvals:

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#04-46**, Gary W. & Lola J. Smith, Little Britain Township, (*Recommended for Conditional Approval*)
- b. **#04-48**, Craig Fahr, Manheim Borough, (*Recommended for Conditional Approval*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#66-37-1**, Earl Bard & Peggy L. Mowrer, East Donegal Township, (*Recommended for Conditional Approval*)
- b. **#70-141-2**, Hilsher/Raffensperger, Mount Joy Township (*Recommended for Postponement*)
- c. **#73-423-1**, Walter C. & Velma J. Martin, East Earl Township, (*Recommended for Conditional Approval*)
- d. **#75-106-2**, Dale L. & Cleat L. Balmer (*Shelly Tract*), (*Recommended for Conditional Approval*)
- e. **#76-38-1A**, Houston Run Corporate Center – Phase I, Salisbury Township, (*Recommended for Conditional Approval*)
- f. **#77-261-4**, Hoover Tract, Mount Joy Township, (*Recommended for Conditional Approval*)
- g. **#78-178-1**, St. Peter's Evangelical Luthern Church, Manheim Township, (*Recommended for Conditional Approval*)

- h. **#78-277-2**, Leola Commons Shopping Center, Upper Leacock Township, *(Recommended for Conditional Approval)*
- i. **#81-256-1A**, Donald R. Groff, Warwick Township, *(Recommended for Unconditional Approval)*
- j. **#84-47C**, Terry M. Harnish, Strasburg Borough, *(Recommended for Conditional Approval)*
- k. **#86-182-1E**, Emmanuel S. Zook – Osceola Mill Road, Leacock Township, *(Recommended for Conditional Approval)*
- l. **#87-366-2**, Locker Room Mini Storage, East Cocalico Township, *(Recommended for Conditional Approval)*
- m. **#94-142-1**, Penske Truck Leasing, East Lampeter Township, *(Recommended for Conditional Approval)*
- n. **#94-95-1**, Strasburg Volunteer Fire Department, Strasburg Borough, *(Recommended for Conditional Approval)*
- o. **#02-11A**, M & R Auto Sales, Lancaster City, *(Recommended for Conditional Approval)*
- p. **#02-101-1**, Dr. Sharon L. Grissinger, Mount Joy Township, *(Recommended for Conditional Approval)*
- q. **#03-49A**, Harold Findley, Providence Township, *(Recommended for Conditional Approval)*
- r. **#04-45**, Kent Gray, Ephrata Township, *(Recommended for Unconditional Approval)*
- s. **#04-47**, Keller/College Subdivision, Elizabethtown Borough, *(Recommended for Unconditional Approval)*

6. Requests for Planning Modules Review for Land Development:

- a. **Stoltzfus, Stephen R.** , Colerain Township
- b. **#77-261-4**, Hoover Tract, Mount Joy Township
- c. **#91-186-1**, Cameron's Knoll, Fulton Township

7. Requests for Community Planning Reviews:

- a. **#9-23**, West Cocalico Township, Proposed Subdivision & Land Development Ordinance.
- b. **#20-59**, East Earl Township, Proposed amendments to the Zoning Ordinance.
- c. **Combined Report:**
#22-19, East Petersburg Borough, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
#29-174, East Hempfield Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
#30-118, West Hempfield Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.

#34-41, Lancaster Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.

#39-185, Manheim Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.

#41-106, Manor Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.

#47-16, Mountville Borough, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.

- d. **#39-186**, Manheim Township, Proposed rezoning of 3209 acres situated on the Northwest corner of Old Harrisburg Pike and Norfolk Southern Railway from I-1 Industrial to B-4 Business.

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on 14 June 2004.